Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

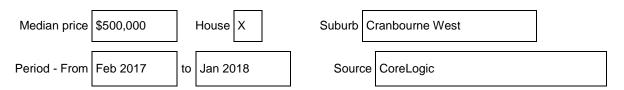
Address 52 Crepe Avenue, Cranbourne West VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

| - | • | - | |
|---------------|-----------|---|-----------|
| range between | \$500,000 | & | \$550,000 |

Median sale price



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|---|-----------|--------------|
| 53 Crepe Avenue, Cranbourne West VIC 3977 | \$560,000 | 12/02/2018 |
| 32 Merritt Avenue, Cranbourne West VIC 3977 | \$530,000 | 21/02/2018 |
| 5 Bayley Place, Cranbourne West VIC 3977 | \$530,000 | 08/11/2017 |